

**Town of Maynard
COMMUNITY PRESERVATION COMMITTEE MEETING
Wednesday, November 28, 2012– Town Hall**

2012-13 Committee Positions:
Chair – Mike Chambers
Vice Chair – Rick Lefferts
Treasurer – Greg Price
Clerk – Jane Audrey-Neuhauser

Call to Order: Rick Lefferts called the meeting to order at 7:07pm

Members present: Rick Lefferts, Diane Dahill; Ellen Duggan; Dave Hull; John Dwyer

Members absent: Jane Audrey-Neuhauser, Mike Chambers, Greg Price, Robert Horn

MEETING MINUTES:

Minutes of the 14Nov2012 meeting were approved with the clarification of MAPC (Metropolitan Area Planning Council) and MCC (Maynard Country Club) acronyms corrected. Tobin Bridge ineligibility added.

Public Comments: none

FINANCIAL: (no changes from 14Nov2012 meeting)

The amount of the 2012 CPA distribution is \$ 51,825.

The amount of the anticipated CPA Surcharge income is estimated to be \$ 210,000.

It appears that the approximate amounts available in each category are:

Open Space -	\$156,000	+	\$26,000	=	\$182,000
Historical -	\$108,000	+	\$26,000	=	\$134,000
Community Housing -	\$171,000	+	\$26,000	=	\$197,000
Unreserved -				=	\$ 53,000 -- \$58,000

Funds reserved for previous appropriations - \$362,000.

Several steps are required to get unexpended funds back into the CPA Accounts.

- First we need to work with the town accountant to determine how much was actually spent on the approved proposals.
- We need to determine the process which Maynard uses to restore unused funds.
- We hope to have this set for the Annual Town Meeting.

The CPC strongly believes that bills for any expenditure of CPA funds for approved projects should be approved by the CPC before they are paid. This will also help the CPC to keep accurate financial records. We also need to incorporate into the warrant articles wording that requires funds to be expended according to the approved proposal.

BUSINESS:

As of 28,Nov2012, VA Housing proposal was not received. Deadline is 30Nov2012.

Proposals received to date:

REVIEW FINAL PROPOSALS –

HR017-13 -- \$7500 -- E Howard Scale and Cabinet Restoration -- Eligible
Plan would be to restore the scale and cabinet. Ellen Duggan -- liaison
Volunteers are beginning to do some of the prep work for the project.
OS011-13 -- \$10,000 -- Conservation Fund Support -- Eligible
The annual request of the Conservation Commission. John Dwyer -- liaison
CH003-13 -- \$250,000 -- Veteran's Housing -- Eligible
Project would build affordable housing units for eligible returning veterans.
Mike Chambers -- liaison He has been in contact with Mike Sullivan.
-- \$65,000 -- Recreational Campus Design -- Eligible
Project would result in a plan for the use of the land around the school complexes.
Greg Price -- liaison. He has been in contact with Mike Sullivan.
\$6,800 (revised proposal amount) -- Rockland Field Renovation -- Eligible
Project would renovate the field. Jane Audrey-Neuhauser -- liaison

REC020-13

REC021-13 --

CPC members should come to the 12Dec2012 meeting prepared to discuss all proposals.
Responses and questions will be drafted to interested parties.

Rick discussed the feasibility, benefits and challenges of VA housing containing two units. Further discussion will continue once the proposal is received by the CPC

Ellen reviewed the response she received from the CPC letter to Mike Sullivan (Town Administrator) regarding the recreational campus design proposal and asking that the school be contacted to review prior studies of the land during the high school planning before contracting with another consultant to avoid duplication of effort/funding. Mike confirmed that other studies of the land at the Maynard High School have been completed and he is researching and gathering information from these reports.

The discussion of consolidating all the fields to one area and not using Rockland area was discussed along with the need to gather all recreation committee together to determine and outline a priority list of recreation projects and costs.

A letter will be forwarded to the Board of Selectman requesting that the town do maintenance seeding at Rockland.

It was suggested that a meeting be scheduled with all recreational land stakeholders to prioritize projects and funding. Diane has agreed to coordinate the meeting if the Administrator's office identify the stakeholders (including the Maynard Country Club)

It was suggested that Mike Sullivan modify the current proposal for a feasibility study of a recreational campus to request ~ \$20,000 for a coordinator to outline the projects, funding and land studies as some of the land is conservation land and cannot be used. The new proposal needs to be specific about what they are studying and for what purpose.

A similar response to that given for the Recreational campus feasibility study will be forwarded to the originator of the Rockland soccer field proposal.

TIMELINE FOR PROPOSALS – for funding for 2013 Annual and Special Town Meetings

Oct 1 – Preliminary Application for funding due

Oct. 10 - CPC begins Review Process to determine if proposals meet the requirements of the

CPA legislation.
Oct 17 – Notification to qualifying proposals
Nov 12 -- Final Applications due (Extended to Nov. 30 for those who submitted preliminary applications)
Nov 14 -- CPC distributes applications to members for review.
December CPC meetings - CPC develops list of questions for each proposal and forwards them to the proponent.
January CPC meetings - Proponents come to CPC to further discuss proposals and answer questions. January 23
or Feb. 13 CPC Meeting – Final vote on proposals

REVIEW PROJECTS --

Maynard Country Club (MCC) Land – The Re-use Committee is working with a consultant from the Metropolitan Area Planning Council (MAPC).

CEMETERY FENCE -- Historical Commission is working with Norfolk Prison to move forward with the fence project. Their foundry would remove the old fence and replace it with a historically accurate replica.

The meeting was adjourned at 8:35 pm.

Respectfully submitted,

Diane Dahill for Jane Audrey-Neuhauser, Clerk

NEXT MEETING DATES:

Wednesday, December 12, 2012, 7:00pm, Town Hall. Diane Dahill will take notes.